

DID YOU KNOW?

That 99 1-2 Per Cent of all the Government Land in the United States has been taken up?

THAT WHAT IS LEFT IS NATURALLY THE POOREST LAND OF ALL, SINCE THE BEST IS ALWAYS TAKEN FIRST?
 THAT THE POPULATION OF THE UNITED STATES IS INCREASING AT THE RATE OF 1,500,000 EACH YEAR?
 THAT IT IS NOW AS HARD TO FIND A CLAIM WORTH HAVING AS IT IS TO FIND A NEEDLE IN A HAY STACK?
 THAT THE FACT THAT THERE ARE A FEW CLAIMS LEFT IS THE ONLY THING THAT HAS KEPT THE PRICE OF LAND WITHIN REASON?
 THAT THE REMAINING ONE-HALF OF ONE PER CENT WILL BE TAKEN UP BEFORE YOU KNOW IT?
 THAT THE MINUTE THE REMAINING ONE-HALF OF ONE PER CENT IS GONE LAND WILL GO UP BY LEAPS AND BOUNDS?
 THAT PRACTICALLY SPEAKING THE ONLY LAND THERE IS LEFT IS INCLUDED IN A FEW GREAT CATTLE RANCHES?
 THAT THE ONLY REASON THERE IS ANY GOOD LAND LEFT IS BECAUSE A FEW GREAT CATTLE KINGS HAVE BEEN ABLE TO RESIST THE TIDE OF AGRICULTURE UNTIL WITHIN THE LAST FEW YEARS?
 THAT NOW EVEN THE GREAT CATTLE RANCHES ARE BEING SUBDIVIDED AND SOLD OFF SO FAST THAT IF YOU DON'T GET A PIECE OF LAND PRETTY SOON YOU WON'T GET ANY AT ALL?
 THAT THE STEAM PLOW CIRCLES WHERE A YEAR AGO THE CATTLE GRAZED UNDISTURBED, THE SEPARATOR HUMS WHERE THE "ROUND-UP" WAGON CAMPED, AND BEET FACTORIES ARE ARISING FROM THE RUINS OF THE HACIENDAS?
 THAT WITH THE OPENING OF THE SUGAR FACTORIES, THE LAND JUMPS IN VALUE TO PRICES RANGING FROM \$100 TO \$300 PER ACRE?

Do You Know That Panics Worry the FARMER Less than any other Man in the World?

**You are Watching the Factories Close Down These Days,
 and Railroads and Coal Mines and Great Manufacturing Concerns cut down their Forces, but did
 you ever know the Farmer to close down? :: ::**

You have seen stocks and bonds go on almost nothing, but have you ever seen the land decline? Even if you don't want to farm yourself, don't you think you had better buy a piece of land before it is too late? You know, don't you, that the reason many of you are living in affluence now, is because when you were children your fathers bought Iowa, Illinois or other lands at \$10 an acre, which are now worth \$100 an acre up?
 Perhaps you don't know that at the rate the cost of living is advancing, if your children are to be as comfortable when they are old as you are now, they will have to have as much more money than you have now as you had more than your father had when you were children? It is a fact, you just didn't think of it in that light before. You want to do as well by your children as your fathers did by you, don't you? Of course you do, and a little better. Then don't you think you had better buy a piece of land?
 Even if you don't want to farm, or have your children farm, buy them each a piece of land and let it lie and double and double in value. If land went from \$10 to \$100 per acre and more, in your life time, with plenty of government land to take up, if one did not want to buy, where do you think it will go to in your children's life time, now that all but one-half of one per cent of the government land is gone?
 There are no claims worth speaking of in the West now, but there is a little group of great cattle ranches left in Colfax county, New Mexico, that have been preserved for a heritage for the homeseeker of today.

COLFAX COUNTY

the Richest County in Point of Natural Resources in the United States

IT HAS 1,000 SQUARE MILES OF COAL LANDS; 1,000,000 ACRES OF FARMING LANDS; 2 ACRE-FEET OF AVAILABLE FLOOD WATER FOR EACH ACRE, BESIDES THE NORMAL RAINFALL; 1,500,000 ACRES OF GRAZING LANDS; AND 100,000 ACRES OF GOLD, SILVER, COPPER, COAL, LEAD, AND IRON BEARING MINERAL LANDS. THE FARMING LANDS, THE MINERAL LANDS, AND MOST OF THE COAL, TIMBER AND GRAZING LANDS LIE IN THE CIMARRON VALLEY, WHICH INCLUDES THE SOUTHWESTERN PORTION OF THE COUNTY. IT IS A REGION OF PERENNIAL SUNSHINE, COOL NIGHTS, PERFECT SOIL AND ABUNDANT WATER, AND TO THE AMAZEMENT OF THE CATTLE BARONS, IT HAS BEEN FOUND THAT THE 40 ACRES THEY ASSIGNED IN THEIR BOUNTY TO A COW AND HER CALF, WILL WITH INDIFFERENT CULTIVATION SUPPORT A FAMILY.

It is true that this is very choice land, in fact it is the cream of the whole Southwest, and it is because the cattle kings have held on to the best until the last. It will go all the faster on that account. You had better get hold of a piece of this land before it is all gone.

NOW IS A GOOD TIME TO BUY

because the cattle barons don't know how good it is or how manytimes it is going to double in value in the next few years. They bought it cheap when they were young men and while they knew it was the finest grazing land in all the world, and the best watered, they did not realize that it was good for anything else and they thought they were getting the best of the bargain when they sold it to the Eastern real estate dealers for \$10 per acre, but

IT WILL RAISE SUGAR BEETS and ALFALFA and WHEAT and OATS and BARLEY and RYE and FRUITS and VEGETABLES,

and the farmers will raise more cattle on the side than all the great ranches put together numbered in their herds. The cattle barons wondered where the world would get its supply of beef when they went out of the business, but every 40 acre farm where the baron ran a cow and a calf, is raising from a dozen head and up upon its stubble fields and around its straw stacks, besides horses and hogs and poultry.

AND NEXT YEAR THE STOCK WILL BE FATTENED ON THE PULP FROM THE SUGAR FACTORIES

and the output of cattle from this section will be greater by ten fold than it was in the reign of the cattle kings. In the fall the farmers go hunting in nearby mountains where speckled trout, deer and wild turkey abound and every now and then one finds a gold mine or a copper mine and don't have to farm any more.

There is five times as much coal in this valley as there is in the whole Connellsville basin in Pennsylvania and there are great forests of pine timber covering its foothills,

and towns are springing up where the foothills and farm lands meet, and fortunes are being made in real estate, for the farm lands make the towns grow and the towns make the farm lands desirable.

It is an ideal place for the homeseeker and it is a good place to salt down a few dollars even if one does not want a home or a farm, for land has been raising in value since the world began, and when one-half of one per cent of government land is gone it will raise faster than ever. It cannot run away, or burn up, or be stolen. But it can all be taken up, or bought up. Maybe you never stopped to think that land is the one thing the supply of which is limited. There is just so much land in existence, and as the population increases there is no knowing where the price of land will go to.

Any piece of fairly good land at any price in reason is a good investment,

but of course the better the land and the lower the price the better the investment, and this is just what you can find in the Cimarron Valley, PERFECT SOIL, ABUNDANT WATER, PERENNIAL SUNSHINE, AND THE BEST OF ALL THE LAND IS AS YET HELD AT A COMPARATIVELY LOW PRICE. The price of anything is fixed by the demand and the supply; if the supply is less than the demand the price goes up; and if the supply is greater than the demand the price goes down; if the supply is equal to the demand the price stands still. The supply of land in the Cimarron Valley being less than the demand, the price is going up; but the supply of water in the Cimarron Valley being equal to the demand,

There being two acre feet of available water for each and every acre,

the price of water rights will not go up as fast as the price of land, therefore the best investment in the Cimarron Valley is, unirrigated land at from \$10 to \$40 per acre; for while the price of water rights will probably advance very little in the next five years, owing to the fact that the supply is equal to the demand, irrigated land is likely to be worth from \$300.00 per acre up and an additional investment in water rights five years from now, while costing practically no more than at present

Will bring \$10 to \$40 land up to the \$300 and over mark.